

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 3rd day of February, by Wondergem Inc., whose mailing address is 7322 W. Tennessee Street hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation, except activities described in Exhibit "B".
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto

on the day and year first above written.

GRANTOR

Wondergem INC  
(Name of Corporation Typewritten)

[Signature]  
(Signature of Officer or Agent)

Kenneth J. Wondergem PRES.  
(Print Name and Title of Officer or Agent)

WITNESSES:

[Signature]  
(Sign)  
Matthew Morris  
(Print Name)

[Signature]  
(Sign)  
Thomas G. Holland  
(Print Name)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 3RD day of February, 05, by Kenneth J. Wondergem  
(name of officer or agent, title of officer or agent)

of Wondergem Inc, a FLORIDA corporation,  
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_  
(type of identification)  
as identification.

(Signature of Notary)

(Print, Type or Stamp Name of Notary)

(Title or Rank)



(Serial Number, If Any)

This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
Suite 202, 301 South Monroe Street  
Tallahassee, Florida 32301

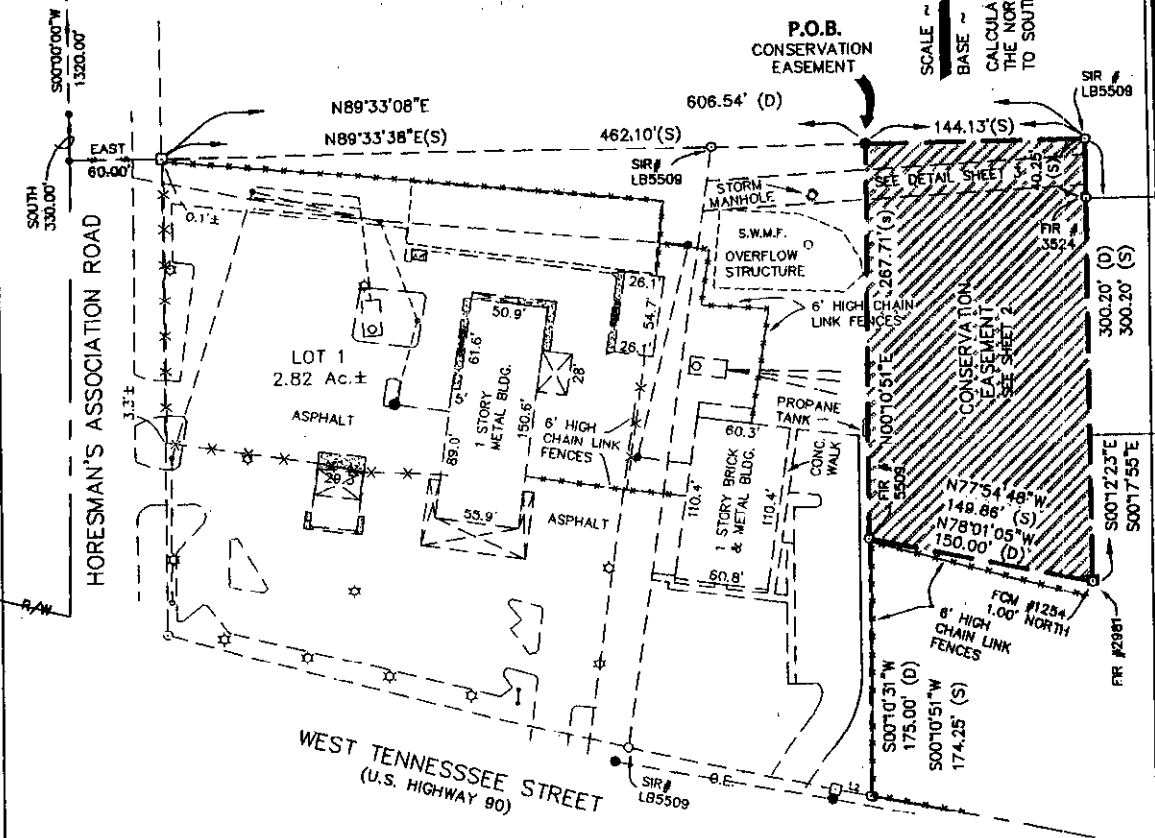
P.O.C. - THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25, T-1-N, R-2-W, LEON COUNTY, FLORIDA.

# EXHIBIT "A"

20 0 50 100

GRAPHIC SCALE  
SCALE: 1"=100'

SCALE 1"=100'  
NORTH  
BASE  
CALCULATED FROM THE NORTHWEST CORNER TO SOUTHEAST CORNER BY DEED



NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.

02-1386p.dwg 2-1-05 9:18:35 am EST

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting this boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PROOF AREA DETERMINATIONS BY THIS FIRM.

**LEGEND: (GENERAL)**  
FCM - FOUND CONCRETE MONUMENT (4" X 4")  
FIR - FOUND IRON ROD  
FIP - FOUND IRON PIPE  
FNC - FOUND NAIL & CAP  
FNC - SET NAIL & CAP #LB5509  
SCM - SET CONCRETE MONUMENT #4018  
SIR - SET 5/8" IRON ROD WITH CAP #LB5509  
PRM - PERMANENT REFERENCE MONUMENT  
(P) - PLAT DISTANCE AND/OR BEARING  
(S) - SURVEY DISTANCE AND/OR BEARING  
(C) - CALCULATED DISTANCE AND/OR BEARING

**LEGEND: (LABELS)**  
N - NORTH E - EAST  
S - SOUTH W - WEST  
° - DEGREES ' - MINUTES  
" - SECONDS R - RADIUS OR RANGE  
Δ - DELTA (CENTRAL ANGLE)  
L - CURVE LENGTH  
CL - CHORD LENGTH (CURVE)  
CB - CHORD BEARING (CURVE)  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
RW - RIGHT OF WAY

**LEGEND: (DISTANCES)**  
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD = FEET.

**NOTE: UNLESS OTHERWISE DENOTED**  
ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

This property lies in zone X as determined by the Flood Insurance Rate Maps for LEON County, FL on Panel Number: 12073C0110 D With an effective date of: 11/19/97

LAND SURVEYING  
License LB #5509  
CIVIL ENGINEERING  
License EB #5509



GARY G. ALLEN  
Registered Land Surveyor, Inc.  
4101 Apalachee Parkway  
Tallahassee, Florida 32311

Phone: (850)-877-0541  
Fax: (850)-877-0041  
E-mail: garyallen05@comcast.net

DESCRIPTION: SKETCH OF A CONSERVATION EASEMENT FOR "WONDERGEM" LIMITED PARTITION

SECTION: 25  
TOWNSHIP: 1-NORTH  
RANGE: 2-WEST  
COUNTY: LEON  
RECORDED IN O.R. BOOK: 1971  
PAGE: 1144  
JOB No. 02-1386  
SURVEY DATE: 9/27/02  
FIELD BOOK NUMBER: SEE  
PAGE FILE  
SCALE: 1"=100'  
DRAWING FILE NAME: 02-1386P.DWG  
RECEIVED:

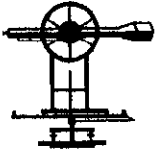
I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

Mark T. Henderson, P.S.M.  
Professional Surveyor & Mapper  
Florida Registration No. 4354  
Date: 02.01.2005

FOUNDATION ADDED: BY:  
FINAL ADDITIONS: BY:  
REVISION: 1/18/05 BY: RML

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 2



GARY GEE ALLEN  
REGISTERED LAND SURVEYOR, INC.  
LAND SURVEYING - CIVIL ENGINEERING

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA 32311

GARY ALLEN, P.S.M., President  
S.J. ALLEN, V.P.  
MARK T. HENDERSON, P.S.M., V.P.  
R. MICHAEL LATIMER, P.E., V.P.  
TONIE R. GREEN, P.S.M.

PHONE: (904) 877-0541  
FAX NO.: (904) 877-0041  
E-MAIL: GARYALLEN@COMCAST.NET

LEGAL DESCRIPTION of a CONSERVATION EASEMENT  
For Wondergem Limited Partition

A Conservation Easement lying in Section 25, Township 1 North, Range 2 West, Leon County, Florida and more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida and run thence South 1320.0 feet to an iron pipe, thence continue South 330.0 feet, thence East 60.0 feet to the East right-of-way boundary of Horseman's Association Road, thence leaving said right-of-way boundary run North 89 degrees 33 minutes 38 seconds East 462.10 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run continue North 89 degrees 33 minutes 38 seconds East 144.13 feet; thence South 00 degrees 17 minutes 55 seconds East 300.20 feet; thence North 77 degrees 54 minutes 48 seconds West 149.86 feet; thence North 00 degrees 10 minutes 51 seconds East 267.71 feet to the POINT OF BEGINNING; containing 0.95 acres, more or less.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

This surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Mark T. Henderson, P.S.M.  
Professional Surveyor & Mapper  
Florida Certification No. 4354

date: 02-01-2005

**EXHIBIT "B"**

Attachment # 1  
Page 5 of 5

**CONSERVATION MANAGEMENT PLAN**

1. Maintenance of the conservation easement areas shall be the responsibility of the property owner upon whose property a given conservation easement area or portion thereof is located. An individual lot owner will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owner's property.
2. Eradication of invasive and nuisance plant species may be accomplished through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturers' labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) list of invasive species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, cat briar, etc. Leon County must be contacted prior to the eradication of nuisance plants to ensure the county agrees with designating the particular plant species as being a nuisance species.
3. Any proposed planting of additional vegetation shall be submitted to the Leon County Department of Community Development for review and approval.
4. Any other activities where specifically authorized by an Environmental Management Permit issued by the Leon County Department of Community Development.